

- 16,000 SF Available with three loading docks—will divide
- 24' sidewalls in this tilt-up concrete warehouse.
- Perfect location accessing I-35 or Hwy 2 to Superior



Prime 40,400 SF Warehouse

For Lease \$10.50 NNN Warehouse—Up to 16,000 SF Available

4510 West 1st Street • Duluth, MN



Greg Follmer • Broker MN WI • 218.310.0013 • GregFollmer@gmail.com

230 East Superior Street • Duluth, Minnesota 55802 • Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed

F FOR LEASE

- 62,400 SF Building
- 16,000 SF Warehouse Available
- 20,000 SF Office Available
- Built in 1974
- Zoned MU-B
- ADA Compliant Entry
- Modern Elevator
- Sprinklers throughout
- Excellent freeway access
- 3 Dock Doors
- 24' Sidewalls 34' center
- Lots of Parking



Prime Warehouse

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F FOR LEASE



Prime Warehouse

For Lease \$10.50 NNN Warehouse
4510 West 1st Street • Duluth, MN

Prime tilt-up concrete warehouse at
logistically superior location off Hwy 2
(46th Ave W) and W 1st St. in the Oneota
Industrial Park.

Up to 20,000 SF of office space also
available. Ample Parking. Excellent Access.



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